



Date June 17, 2024

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT  
FOR ANIMAL CONTROL FACILITY BID PACKAGE NO. 15 – ELECTRICAL,  
VAN MAANEN ELECTRIC, INC.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the Animal Control Facility Bid Package No. 15 – Electrical, Activity ID 102022016, in accordance with the contract approved between Van Maanen Electric, Inc., Nathan S. Van Maanen, President, 500 Iowa Speedway, Newton, IA, 50208, under Roll Call No. 22-0484, of March 21, 2022, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted.

BE IT FURTHER RESOLVED: That \$1,075,952.12 is the total cost, of which \$1,043,673.56 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$32,278.56 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

FORM APPROVED:

FUNDS AVAILABLE:

s/Kathleen Vanderpool

Nickolas J. Schaul

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

**SLN**<sub>pl</sub>

Funding Source: 2024-25 CIP, Page 30, Animal Control Facility, BL130, Being: General Obligation Bonds, Private Grant, Road Use Tax

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

**CERTIFICATE**

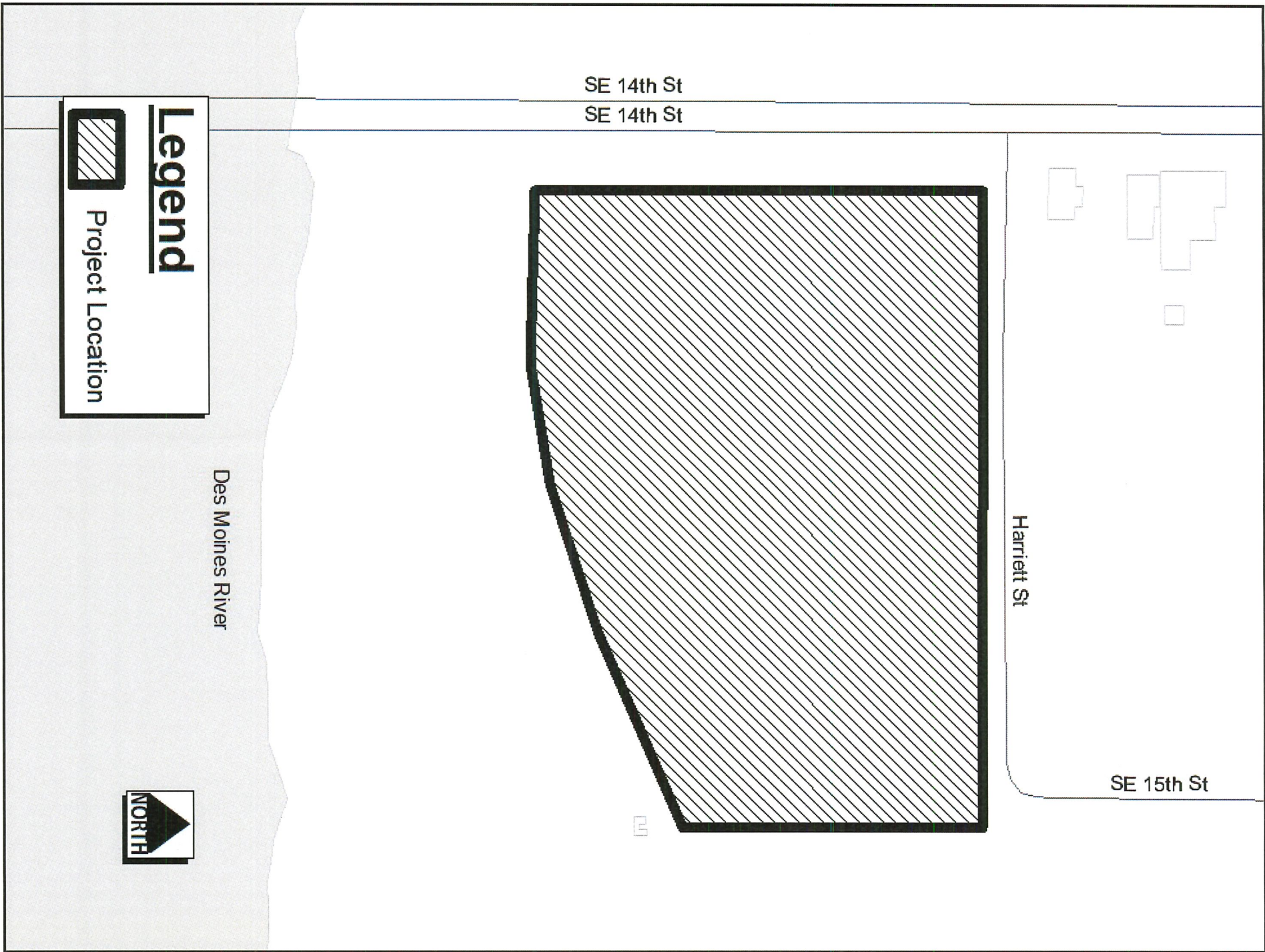
I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

10C



SE 14th St  
SE 14th St

SE 15th St

Harriett St

Des Moines River

**Legend**



Project Location



10C

## PROJECT SUMMARY

Animal Control Facility Bid Package No. 15 – Electrical

Activity ID 102022016

On March 21, 2022, under Roll Call No. 22-0484, the Council awarded the contract for the above improvements to Van Maanen Electric, Inc., in the amount of \$949,700.00. Tabulated below is a history of project change orders.

<b>Change Order No.</b>	<b>Initiated By</b>	<b>Description</b>	<b>Amount</b>
1	City	12/19/2022 Add changes found during construction as per PCO 9, 10, and 12.	\$5,302.43
2	City	3/21/2023 Add changes found during construction as per PCO 20, 21, and 22.	\$25,611.31
3	City	5/16/2023 Add changes found during construction as per PCO 32.	\$2,592.93
4	City	6/26/2023 Add changes found during construction as per PCO 36, 38, and 39.	\$29,264.29
5	City	9/15/2023 Add changes found during construction as per PCO 45.	\$16,924.35
6	City	11/7/2023 Add changes found during construction as per PCO 54, 57, and 58.	\$13,210.02
7	City	3/5/2024 Add project changes found during construction.	\$33,346.79
<b>Original Contract Amount</b>			\$949,700.00
<b>Total Change Orders</b>			\$126,252.12
<b>Percent of Change Orders to Original Contract</b>			13.29%
<b>Total Contract Amount</b>			\$1,075,952.12

10C

June 17, 2024

**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the Animal Control Facility Bid Package No. 15 – Electrical, Van Maanen Electric, Inc.

**SYNOPSIS:**

Approve the Engineer's Certification of Completion, accept construction of said improvement, and authorize final payment to the contractor.

**FISCAL IMPACT:**

Amount: \$1,075,952.12 As-Built Contract Cost

Funding Source: 2024-25 CIP, Page 30, Animal Control Facility, BL130, Being:  
General Obligation Bonds, Private Grant, Road Use Tax

**CERTIFICATION OF COMPLETION:**


On March 21, 2022, under Roll Call No. 22-0484, the City Council awarded a contract to Van Maanen Electric, Inc., Nathan S. Van Maanen, President, 500 Iowa Speedway, Newton, IA 50208 for the construction of the following improvement:

Animal Control Facility Bid Package No. 15 – Electrical, 102022016

The improvement includes new construction of an approximately 21,900 square feet animal care and control facility which includes animal intake and service areas, adoption service areas, animal housing, veterinary clinic with surgery, and drive-thru sally port; design consists of brick masonry base, metal panel and cedar siding, glazed aluminum storefront and windows; wall structure consists of perimeter bearing stud walls and internal steel columns and bearing concrete masonry walls; floor structure is concrete slab-on-grade; roof structure is metal roof joists and decking; roofing system is a single-ply fully adhered membrane on low slope roof areas; Portland Cement Concrete (PCC) parking lots, PCC sidewalks, sanitary sewer, sanitary sewer manholes, water main, fiber and conduit, chain link fenced outdoor dog runs, surface restoration, and other incidental items; all in accordance with the contract documents associated with Bid Package No. 15 – Electrical, including Plan File No. 633-001/218, located at 1441 Harriet Street, Des Moines, Iowa

I hereby certify that the construction of said Animal Control Facility Bid Package No. 15 – Electrical, Activity ID 102022016, has been completed in substantial compliance with the terms of said contract, and I hereby recommend that the work be accepted. The work commenced on July 11, 2022, and was completed on March 25, 2024.

I further certify that \$1,075,952.12 is the total cost of said improvement, of which \$1,043,673.56 has been paid the Contractor and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$32,278.56 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573. The amount of completed work is shown on the attached Estimate of Construction Completed.



Steven L. Naber, P.E.  
Des Moines City Engineer

10C

ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA



ESTIMATE OF CONSTRUCTION COMPLETED

FINAL PAYMENT - PARTIAL PAYMENT NO. 19

PROJECT: Animal Control Facility Bid Package No.15-Electrical  
CONTRACTOR: Van Maanen Electric

Proj No: N/A  
Activity ID: 10-2022-016  
Date: 03/25/2024

LINE NO.	DESCRIPTION	UNIT	UNITS			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
1	Performance & Payment Bond	LS	1.000	1.000	1.000	\$7,170.00	\$7,170.00
2	Electrical Materials	LS	1.000	1.000	1.000	\$471,265.00	\$471,265.00
3	Electrical Labor	LS	1.000	1.000	1.000	\$471,265.00	\$471,265.00
CO#1	Items 101-103	LS	0.000	1.000	1.000	\$5,302.43	\$5,302.43
CO#2	Items 2001-2003	LS	0.000	1.000	1.000	\$25,611.31	\$25,611.31
CO#3	Items 3001	LS	0.000	1.000	1.000	\$2,592.93	\$2,592.93
CO#4	Items 4001-4003	LS	0.000	1.000	1.000	\$29,264.29	\$29,264.29
CO#5	Items 5001	LS	0.000	1.000	1.000	\$16,924.35	\$16,924.35
CO#6	Items 6001-6003	LS	0.000	1.000	1.000	\$13,210.02	\$13,210.02
CO#7	Items 7001-7011	LS	0.000	1.000	1.000	\$33,346.79	\$33,346.79
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$1,075,952.12				
PARTIAL PAYMENT #1			\$96,810.85				
PARTIAL PAYMENT #2			\$17,710.42				
PARTIAL PAYMENT #3			\$39,075.00				
PARTIAL PAYMENT #4			\$17,195.58				
PARTIAL PAYMENT #5			\$10,884.56				
PARTIAL PAYMENT #6			\$57,839.17				
PARTIAL PAYMENT #7			\$40,585.13				
PARTIAL PAYMENT #8			\$170,446.80				
PARTIAL PAYMENT #9			\$88,938.33				
PARTIAL PAYMENT #10			\$77,897.08				
PARTIAL PAYMENT #11			\$74,994.60				
PARTIAL PAYMENT #12			\$124,315.29				
PARTIAL PAYMENT #13			\$87,610.27				
PARTIAL PAYMENT #14			\$85,836.28				
PARTIAL PAYMENT #15			\$6,482.06				
PARTIAL PAYMENT #16			\$7,016.50				
PARTIAL PAYMENT #17			\$7,475.51				
PARTIAL PAYMENT #18			\$32,560.13				
THIS PARTIAL PAYMENT			\$0.00				
TOTAL PARTIAL PAYMENTS			\$1,043,673.56				
BALANCE			\$32,278.56				
			100.00%				

PREPARED BY: John Keenan  
CHECKED BY: [Signature]

TOTAL	\$1,075,952.12
RETAINAGE	\$32,278.56
TOTAL LESS RETAINAGE	\$1,043,673.56
LESS PREVIOUS PAYMENT	\$1,043,673.56
<b>AMOUNT DUE</b>	<b>\$0.00</b>

FINAL PAYMENT - PARTIAL PAYMENT NO. 19